



PROJECT: Platte Canyon School District Master Plan

PROJECT NO: 2021-050.00

DATE: 01-12-2023

ATTENDANCE: see meeting attendance sheet

SUBJECT: Planning Advisory Team Meeting #5

A. Meeting Agenda:

1. Agenda / Attendance Sheet
2. Review Current Master Plan
 - A. Current MP Consolidation Strategy
 - B. Community Feedback
3. Review Current Facility Capacities / Space Programs
4. Review District Intent to Consolidate Facilities
 - A. Stepped approach. Step One - Preschool Relocation
 - B. Review Funding
 - C. Review Overall Facility Consolidation Strategies
5. Next Steps

B. Ken reviewed the current Master Plan option including the consolidated campus.

1. The current Master Plan reduces district building areas from 257,727sf to 168,000sf. 34% more efficient.
2. The group agreed that a stepped approach to consolidation is a desired strategy.

C. Building Capacities and Enrollment

1. Current building capacities totals 1690 students. Current enrollment is at 954 students.
2. Existing buildings have extra capacity to allow consideration of consolidation.

D. The group reviewed potential project funding.

1. The district has 3 million in Cap Reserve.
2. There is the potential for a bond extension without raising taxes. The amounts presented include the Par Amount of 13.9 million. With bond premiums, this amount could potentially grow to 15.3 million.
3. A BEST grant would be a 30% match would generate approximately 4 million in additional funding.
4. The group discussed the potential of the sale of the Rosalie property. The board must declare the site as "surplus" to begin the sale process.

E. Ken presented five scenarios for stepping the process of consolidation. See attached Scenario Chart.

1. After discussion, the group agreed that a combination of Scenario A and Scenario C should be studied by the design team.
2. The group felt very strongly that the only consolidation scenario that works long term for the district is moving out of the Deer Creek ES.

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3. Moving the Preschool out of the mobile classroom buildings is also a high priority. District has already allocated \$500,000 for moving preschool. The group agreed that moving the preschool into the lower level of the admin building is a good approach that allows the elementary to move into Fitzsimmons.
4. The design team will create a stepped approach combining Scenario A and C for the next meeting.

D. Next Steps

1. Next Meeting will be held on January 25, 2023, at 5pm

Attachments: Attendance Sheet
CC:

REPORTED BY:

Signature

Ken Gregg, AIA

Printed Name



MEETING ATTENDANCE
Project: Platte Canyon SD Master Plan
Project Number: 2021-050.00

PAT #1 08/16/21	PAT #2 08/23/21	PAT #3 08/30/21	PAT #4 09/20/21	PAT #5 01/12/23	PAT #6 01/25/23	NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X	X	X	X			Jolene Durrant	DLES	303-679-7775	jdurrant@pcsdk12.org
X	X	X	X			Heather Prewitt	BOE	303-809-1302	hprewitt@pcsdk12.org
X	X	X	X	X		Ashley Stephen	District Office	303-679-7405	astephen@pcsdk12.org
X	X	X	X	X		Matt Flores	PCSD	303-679-7553	mflores@pcsdk12.org
X	X	X	X	X		Mike Schmidt	PCSD	303-678-7411	mschmidt@pcsdk12.org
X	X	X	X			Katie Spodyak	BOE	719-838-0814	kspodyak@pcsdk12.org
X	X	X				Melissa Nieber	Community	804-839-6932	melissa@mtncreative.design.com
X	X					Jack Hansell	Community	303 324 6282	Bearmanjack58@gmail.com
				X		Shelly Carlstrom	D.O. Admin. Edu. Support		scarlstrom@pcsdk12.org
				X		Kay Genschorck	Director of Inst. Serv.		kay-genschorck@hotmail.com
				X		Garrison Genschorck	Board Member		garrisonpg@hotmail.com
				X		Ryan Johnson	Secretary to the BOE/Accountant		rjohnson@pcsdk12.org
				X		Johnna Bambrey	PCHS AD/Science Teacher		jbambrey@pcsdk12.org
				X		Jessica Bartak	Unit Director, Boys & Girls Club		plattecanyon@bgchr.co
				X		Denise Armbroster	Teaching Assistant, Deer Creek		darmbroster@pcsdk12.org
				X		Ladd Hunter	FMS Teacher		lhunter@pcsdk12.org
				X		Missy Winefeldt	BOE Member / Parent		Mfrazier_healthfitness@yahoo.com
				X		Julie Carlson	ECE Director		jcarlson@pcsdk12.org
				X		Jessie Karashinski	Preschool Teacher		jkarashinski@pcsdk12.org
				X		Kolette Vadasy	ECE Lead Teacher		kvadasy@pcsdk12.org
				X		Jenny Bailey	ECE Lead Teacher		jbailey@pcsdk12.org

	Scenario A	Scenario B	Scenario C	Scenario D	Scenario E	Scenario ?
Deer Creek Pre-K	Moves into Lower Level of Administration Building	Moves into Fitzsimmons	Moves into Fitzsimmons	Moves into Deer Creek ES Building	Moves into Deer Creek ES	
Existing Deer Creek Elementary School	Complete High Priority Maintenance and Capital Renewal	Complete High Priority Maintenance and Capital Renewal	Move out of Building	Complete High Priority Maintenance and Capital Renewal	Complete Pre K-6 grade Addition and Renovation	
Fitzsimmons Middle School	Move out of Building	Renovation to become Preschool and District Administration	Building Addition and Renovation to accommodate the PK-5	Move out of the Building	Move out of the Building	
Existing Platte Canyon High School	Consolidate MS and HS	Consolidate MS and High School - Build Smaller Addition with Gym, School Admin, Music, CTE	Consolidate MS and HS	Consolidate MS and High School - Build Addition with Gym, School Admin, Music, CTE and District Administration	Consolidate MS and High School - Renovate for District Admin and CTE	
Existing Administration Building	Still Needed for District Admin, Athletics, Music - Requires Renovation for Preschool	Move out of the Building	Still Needed for District Admin, Athletics, Music, CTE	Move out of the Building	Still Needed for Gym and Music Spaces - Move District Offices Out	
Relative Cost	\$	\$\$\$	\$\$	\$\$\$	\$\$\$\$	
Ranking						
Pros	Able to move out of Fitzsimmons	Able to move out of Admin Bldg	Able to move out of Deer Creek	Able to move out of Fitzsimmons Able to move out of Administration Bldg	Able to move out of Fitzsimmons	
Cons	Students still have to travel to Admin Building for classes and athletics Requires Renovation for Preschool at Admin Maintenance Required at Deer Creek	Requires Fitzsimmons Renovation Requires smaller addition at HS	Poor drop off and pick-up for ES Poor opportunity for playground location	Requires large addition to High School Maintenance Required at Deer Creek	Still have to go to Admin Building for Classes and athletics Requires major renovation at Deer Creek and minor renovation at the HS	

Initial Stepped Consolidation Scenarios

